



Future Growth Areas (Places)

Purpose and Intent	Management Guidelines	Location Guidelines
<ul style="list-style-type: none">Identify areas, either currently located within the jurisdiction or outside, where future growth is planned, but are not currently a priority for local and State resources.Plan for the long-term, phased public and private investment in the community.Plan for public facilities and services.Provide for the long term land use compatibility of the community and identify potential inter-jurisdictional issues.	<ul style="list-style-type: none">Supported by an adopted local comprehensive plan and public facility functional plans that identifies the jurisdiction’s future, staged residential, business and employment growth which are not ready for development at this time.Governed by municipal and county capital and non-capital plans, policies, regulations, and procedures that reserve and plan the area for future expansion, while discouraging premature development by market forces.Complement and enhance the existing and planned built-environment and protect the natural and cultural resources of the community.	<ul style="list-style-type: none">Can be located within a Priority Funding Area (PFA) or outside of a PFAIf outside of a PFA – should be either:<ul style="list-style-type: none">Identified in Municipal Growth Element and identified in the Water and Sewer Master Plan as a Planned or Future Service Area, orIdentified in the County Comprehensive Plan as Future Growth Area, and identified in the Water and Sewer Master Plan as a Planned or Future Service Area.

Land Use Objectives

- The planned use of the area is a logical and compatible extension of existing and planned development.
- Interim use of land is undeveloped or agriculture or other low-intensity use that does not require public facilities and services.
- Deferred development areas direct current market demand to other parts of the community intended for growth.
- Premature growth in the area at low densities is discouraged.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan supports the reservation of the area for future growth, providing for adequate open space, recreational areas, and protecting sensitive areas.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning and subdivision regulations support reserving the land for future growth and discourage premature development.
<input type="checkbox"/>	<input type="checkbox"/>	Municipalities have adopted a Municipal Growth Element that identifies future annexation areas.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)

Transportation Objectives

- While not ready to be developed, the local government recognizes the need to plan for the logical extension of the transportation system and support public facilities.
- Long range planning and inter-governmental coordination to ensure the continuity and adequacy of public infrastructure and land use compatibility.

Existing	Proposed	Planning/Management Practices
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan identifies the future transportation system and other public facilities, e.g. public facilities element, needed to support the Future Growth Area.
<input type="checkbox"/>	<input type="checkbox"/>	Local facility master plans that identify infrastructure expansions to serve Future Growth Areas while providing good connections to existing communities.
<input type="checkbox"/>	<input type="checkbox"/>	Other locally proposed: (Please specify)